

# CONYERS/ROCKDALE PLANNING COMMISSION MEETING



August 8, 2024, at 6:00 PM  
Rockdale County Assembly Hall  
901 Main St NW, Conyers, GA, 30012



## AGENDA

1. **Call to Order:**
  - A. **Invocation.**
  - B. **Pledge of Allegiance.**
2. **Determination of a Quorum:**
  - A. **Roll Call.**
3. **Approval of the Agenda.**
4. **Approval of the Minutes.**
5. **Rules of Procedure for Public Hearings.**
6. **Appreciation of Past Members.**
7. **Voting for New Members.**
8. **Old Business: NONE**
9. **New Business:**
  - A. **City of Conyers: NONE**
  - B. **Rockdale County:**

<b>ITEM R-1:</b>	<b>FLU2024-02, REZ2024-07, SUP2024-02</b>
<b>PURPOSE:</b>	To amend the <b>Future Land Use Map</b> from High-Density Residential to Technology Park for the development of a data center. To <b>Rezone</b> 52.78 acres from R-1 (Single-Family Residential) to O-I (Office-Institutional) for the development of a data center. To authorize a <b>Special Use Permit</b> for an Electrical Substation.
<b>LOCATION:</b>	1975 and 1985 NW Sigman Road; 1980, 1736, 1670, 1726 and 1716 NW Lester Road; and 1634, 1632 and 1630 NW Farmer Road
<b>PARCELS:</b>	0210010059, 021001003A, 0210010060, 021001003H, 0210010063, 021001003G, 021001003F, 021001003C, 0210010003, 021001003B
<b>SIZE:</b>	52.78 acres
<b>APPLICANT:</b>	SDP Acquisitions, LLC
<b>OWNER:</b>	Lisa Holtzclaw Pippin, Charles and Donna Martin, and Trenton Lee Pippin

<b>ITEM R-2:</b>	<b>FLU2024-04, REZ2024-13</b>
<b>PURPOSE:</b>	A request to amend the <b>Future Land Use Map</b> from Neighborhood Commercial to Low Density Residential for agricultural/rural use. To <b>Rezone</b> 1.49 acres from C-1 (Local Commercial District) to A-R (Agricultural-Residential District) for agricultural/rural use.
<b>LOCATION:</b>	4105 SW East Fairview Road
<b>PARCEL:</b>	0090010021
<b>SIZE:</b>	1.49 acres
<b>APPLICANT:</b>	Anita Hunnicutt
<b>OWNER:</b>	Anita Hunnicutt

<b>ITEM R-3:</b>	<b>REZ2024-12</b>
<b>PURPOSE:</b>	To <b>Rezone</b> 1.90 acres from A-R (Agricultural-Residential District) to R-1 (Single-Family Residential District) for the development of three single-family residences.
<b>LOCATION:</b>	2037 SE Old Salem Road
<b>PARCEL:</b>	0760030011
<b>SIZE:</b>	1.90 acres
<b>APPLICANT:</b>	Edwina Schick
<b>OWNER:</b>	Edwina Schick

<b>ITEM R-4:</b>	<b>REZ2024-14</b>
<b>PURPOSE:</b>	To <b>Rezone</b> 7.66 acres from R-1 to M-1 (Limited Industrial District) for the proposed use of trucking business operations.
<b>LOCATION:</b>	2332 SW Old Covington Hwy
<b>PARCEL:</b>	0100010009
<b>SIZE:</b>	7.66 acres
<b>APPLICANT:</b>	Faith Deliveries Corp & S3 Transport LLC
<b>OWNER:</b>	Faith Deliveries Corp & S3 Transport LLC

<b>ITEM R-5:</b>	<b>SUP2024-03</b>
<b>PURPOSE:</b>	To allow <b>Special Use Permit</b> for a Recreational Vehicle (RV) Park and Campground.
<b>LOCATION:</b>	3260 SW East Fairview Road
<b>PARCEL:</b>	0080010021
<b>SIZE:</b>	40 acres
<b>APPLICANT:</b>	Eugene West
<b>OWNER:</b>	Frances B. Parker

**10. Reports:**

**C. City of Conyers: NONE**

**D. Rockdale County: NONE**

**C. The Next Regularly Scheduled Planning Commission Meeting will be on:**

<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Location</b>	<b>Address</b>
09/12/24	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

**11. Adjourn.**